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JUN 23 1953 at 3:00 P. M.
100 R. Schott
BOOK 1016 PAGE 350 R

BUILDING RESTRICTIONS
BON VIEW SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, owner of the following described real property situated in Salt Lake County, state of Utah:

ALL of BON VIEW SUBDIVISION, a subdivision of part of section 35, Township 1 South, Range 1 East, Salt Lake Meridian, imposes the following building restrictions on said subdivision

I.

No building shall be constructed on any of said property, other than garage or service building, containing an area of less than 1000 square feet exclusive of open porches or attached garages.

II.

No building, fence, wall, or structure of any kind shall be commenced, erected, maintained, or moved onto said property, nor shall any addition thereto or change or alterations therein be made until plans and specifications, plot plan and grading plan therefor, or information satisfactory to the planning committee, appointed by M. V. Backman, Trustee, and at present consisting of Maxwell Loll and William A. Brim, shall have been submitted to and approved in writing by said committee. In so passing upon such plans, specifications, plot plan and grading plan, the committee shall take into consideration the suitability of the proposed building or other structure and of the materials of which it is to be built, to the site upon which it is proposed to erect same, the harmony thereof with the surroundings, and the effect of the building or other structure as planned on the outlook from the adjacent or neighboring property.

III.

All covenants and restrictions hereinstated and set forth shall run with the land and shall be binding on all the parties and persons claiming any interest in said residential lots hereinbefore described or any part thereof until 50 years from the date hereof, at which time said covenants and restrictions shall be automatically extended for successive periods of 10 years unless by a vote of the majority of the then owners of said residential lots, it is agreed to change the said covenants in whole or in part.

In Witness Whereof I have hereunto set my hand this 23 day of June, 1953.

M. V. Backman, Trustee

STATE OF UTAH) -ss.
County of Salt Lake)

On the 23 day of June 1953, personally appeared before me, M. V. Backman, Trustee, the signer of the within instrument, who duly acknowledged to me that he executed the same.

Maxwell Loll
Notary Public

My Commission expires:

4/10/54